037.0	0002	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	899,700	/	899,700
USE VALUE:	899,700	/	899,700
ASSESSED:	899,700	/	899,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-24A	MYSTIC VALLEY PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASSATA ANTHONY G
Owner 2:	
Owner 3:	
Street 1:	24-A MYSTIC VALLEY PARKWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,444 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Brick Veneer Exterior and 3377 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5444.000	558,600	5,100	336,000	899,700
Total Card	0.125	558,600	5,100	336,000	899,700
Total Parcel	0.125	558,600	5,100	336,000	899,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 266.46 | /Parcel: 266.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25234
GIS Ref	
GIS Ref	
Insp Date	12/01/18

!3086!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 037.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	558,400	5100	5,444.	336,000	899,500	899,500	Year End Roll	12/18/2019
2019	104	FV	423,900	5100	5,444.	304,500	733,500	733,500	Year End Roll	1/3/2019
2018	104	FV	423,900	5100	5,444.	288,700	717,700	717,700	Year End Roll	12/20/2017
2017	104	FV	397,300	5100	5,444.	252,000	654,400	654,400	Year End Roll	1/3/2017
2016	104	FV	397,300	5100	5,444.	215,200	617,600	617,600	Year End	1/4/2016
2015	104	FV	353,500	5100	5,444.	199,500	558,100	558,100	Year End Roll	12/11/2014
2014	104	FV	353,500	5100	5,444.	165,400	524,000	524,000	Year End Roll	12/16/2013
2013	104	FV	368,000	5100	5,444.	157,500	530,600	530,600		12/13/2012

PRINT

Date	Time
12/10/20	18:24:01

LAST REV

Date	Time
04/02/19	14:55:11
apro	
3086	

USER DEFINED

Prior Id # 1:	25234
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIELY GAYLE C	25039-387		12/6/1994		207,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2017	1182	Porch	3,200	C				
12/12/2003	1049	Dormers	8,000					finish existing do
2/4/2003	69	Re-Roof	2,475					
11/26/2002	1002	Dormers	24,150					
6/15/2001	399	Porch	2,500	C				REBUILD STAIRS-WAL

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2018	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	163	PATRIOT
2/28/2000	Mailer Sent		
2/25/2000	Measured	263	PATRIOT
9/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5444		Sq. Ft.	Site		0	64.	0.96	3			Med. Tr	-10					335,992						336,000	

Total AC/HA:	0.12498	Total SF/SM:	5444	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	335,992	Spl Credit		Total:	336,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96097291
Const Adj.:	1.00940204
Adj $ / SQ:	164.901
Other Features:	123500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758915
Depreciation:	200354
Depreciated Total:	558562

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

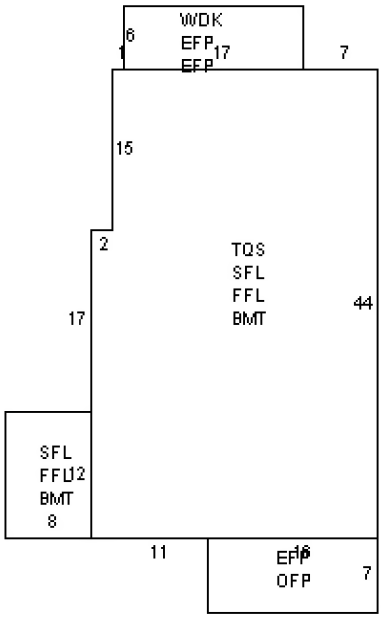
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.90
Special Features:	0	Val/Su Net:	108.23
Final Total:	558600	Val/Su SzAd	165.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,254	49.470	62,036
FFL	First Floor	1,254	164.900	206,786
SFL	Second Floor	1,254	164.900	206,786
TQS	3/4 Story	869	164.900	143,217
EFP	Enclos Porch	316	36.180	11,432
OFP	Open Porch	112	31.530	3,531
WDK	Deck	102	15.950	1,627
	Net Sketched Area:	5,161	Total:	635,415
Size Ad	3376.5	Gross Are	5450	FinArea 3377

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 037.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100